

## A1 - A2 Manor Way Business Park , Manor Way, Swanscombe, Kent, DA10 0PP.



**DETACHED MODERN  
WAREHOUSE ON  
SECURE SITE**

**3,320.7 sq m  
(35,744 sq ft)**

**FOR SALE/  
TO LET**

### Location

The property is located just off the A226 London Road with good access to the A2 (1.5 miles to the south) and the M25 at Dartford. The Dartford Crossing gives access to the national motorway network for the rest of the UK.

The M20 is easily accessible providing access to the Channel Tunnel. The drive time to Central London is approximately one hour and the train into St Pancras from Ebbsfleet takes 33 minutes.

### Description

The site comprises two adjoining and interconnecting high bay single storey industrial units built approximately 25 years ago. The property is constructed in steel portal frame with part block and part profile sheet cladding to elevations under a steel clad roof.

The buildings have the benefit of an eaves height of 6.8m to 9.8m at the ridge. The property benefits from 3 dock level access doors and one level access door.

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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants  
Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DA12 1BG  
Registered Number: 2492795

## Accommodation

The property comprises the following, with approximate dimensions (areas are gross internal):-

Warehouse	30983 sq ft	2878 sq m
First Floor	2038 sq ft	189 sq m
Mezzanine		
Canopy	2733 sq ft	254 sq m
<b>Total:</b>	<b>35744 sq ft</b>	<b>3321 sq m</b>

## Key Features

- Modern detached warehouse building
- Good yard and parking on secure site
- 3 dock and 1 level surface loading door
- Ample offices to ground and first floor
- Good access to the A2 and M25

## Terms

The property is available to let on full repairing and insuring terms at an initial rent of **£8 per sq ft** exclusive of all other outgoings. Alternatively the freehold is available at £3.5 million.

## Rates

According to the Valuation Office Agency website the property's description is "Warehouse and Premises" and the Rateable Value is £132,000 . For information regarding business rates please visit Gov.uk.

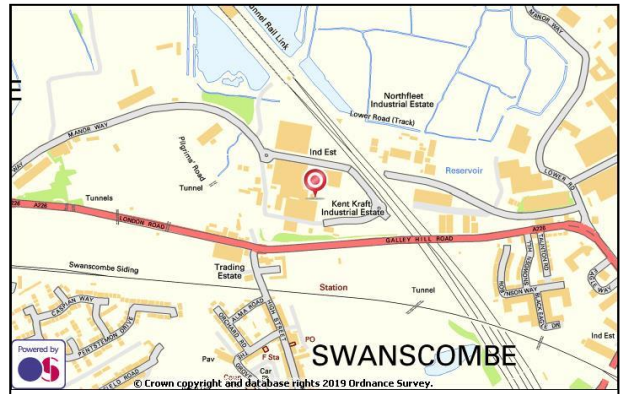
## Legal Costs

Each party is to be responsible for their own legal costs.

## EPC

The building has been rated Band (C). An Energy Performance Certificate is available upon request.

## Location Plan



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## Viewing

By appointment with joint agents:  
Mark Coxon [mcoxon@caxtons.com](mailto:mcoxon@caxtons.com)  
07969 973809



Jack Booth [jbooth@savills.com](mailto:jbooth@savills.com)  
07807 999558



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